

**General Plan 2020
Interest Group Committee Meeting Minutes
January 20, 2004**

Interest Group Committee:

Carolyn Chase	SD Coalition for Transportation choices
Dan Silver	Endangered Habitats League
Dave Shibley	Save Our Land Values
Diane Coombs	Citizen Coordinate for Century 3
Eric Bowlby	Sierra Club
Eric Larson	Farm Bureau
Jim Whalen	Alliance for Habitat Conservation
Karen Messer	Buena Vista Audubon Society
Liz Higgins	SD Association of Realtors
Matt Adams	Building Industry Association
Mike Thometz	Back Country Coalition
Phil Pryde	SD Audubon Society

Public at Large:

Brad Gephart	North County Metro – Rockwood Canyon Venture
Brent McDonald	Caltrans
Charlene Ayers	
Dutch Van Dierendonck	Ramona CPG
Jeanne Pagett	
Larry Glavinic	Valley Center CPG
Lynne Baker	EHL/Buena Vista Audubon Society
Mike Lange	
Parke Troutman	UCSD

County Staff:

Karen Scarborough (DPLU, group facilitator)
Ivan Holler (DPLU)
Michelle Yip (DPLU)
Jeff Murphy (DPLU)
Tom Harron (County Counsel)

Agenda Item I: Logistics –

a) Minutes for December 16, 2003

- Higgins corrected a statement on pp. 6, 3rd bullet: *If the intent of the map is to direct development to where we want it built, then people who are upgraded should not have to pay because someone else is downzoned.*
- Baker will be added to list of attendees.
- Bowlby moved to approve. Baker seconded. Minutes approved with Chase abstaining.

Agenda Item III: Status & Next Steps

- Holler stated that a Board date has not been set yet. We have received initial traffic runs and the initial overview looks good. We have received seven of the eight runs back and staff is beginning to analyze them now.
- Shibley asked how staff was handling the 2030 numbers that SANDAG is running vs. 2020. Holler replied that SANDAG puts a different horizon year because of federal funding issues. Essentially we asked them to model our different land use distributions against a certain network of roads and impacts to the roadways. We are modeling the capacity that is obtained in the plans. Where there are deficiencies, we will have to resolve it with the community (e.g. reduce land use density, propose widening, accept lower level of services, new road alignments, etc.)
- Shibley asked if the modeling was holding up the EIR. Holler replied yes because we need a preferred project.
- Bowlby asked if the modeling assumes the best scenario road improvements as it assumes buildout capacities. Holler replied that what we ran is on the ground roads plus what is in our CIP.

Agenda Item II: Equity Mechanisms Proposals –

a) David Shibley (SOLV)

Portion of Handout:

RECENT PURCHASES MADE FOR ENVIRONMENTAL REASONS

<u>ACRES</u>	<u>AMOUNT</u>	<u>PER ACRE</u>	<u>WHO MADE IT</u>
10,800	9,000,000	643	Fish & Game
3,339	4,000,000	11,980	Parks & Rec
80	8,600,000	107,500	San Diego River Park Con
20	2,000,000	100,000	San Diego River Park Con
100	7,200,000	72,000	Coastal Cons – Fish & Game
1,978	7,400,000	3,741	Coastal Cons – Fish & Game
345	4,500,000	13,043	County, State, Fed, City
16,662 Acres	\$42,700,000	\$2,563	

All purchases made within the last two months and almost all with public money from bond issues, state & federal grants, city or county funds and some private funds, etc. in addition the 1,978 acre and 100 acre purchases require another \$7,500,000 in restoration bringing the total funds expended in the last two months to over \$50,000,000.

16,662 available acres were removed from possible development without any commensurate reduction in the development rights of the general plan

We can spend this amount of public funds (subsidies) in two months and yet we cannot set aside 2 or 3 million dollars a year for a PDR program that will compensate those being downzoned which allows us to achieve an effective 2020 plan that shifts density to where it matches infrastructure to the benefit of the entire public!!!

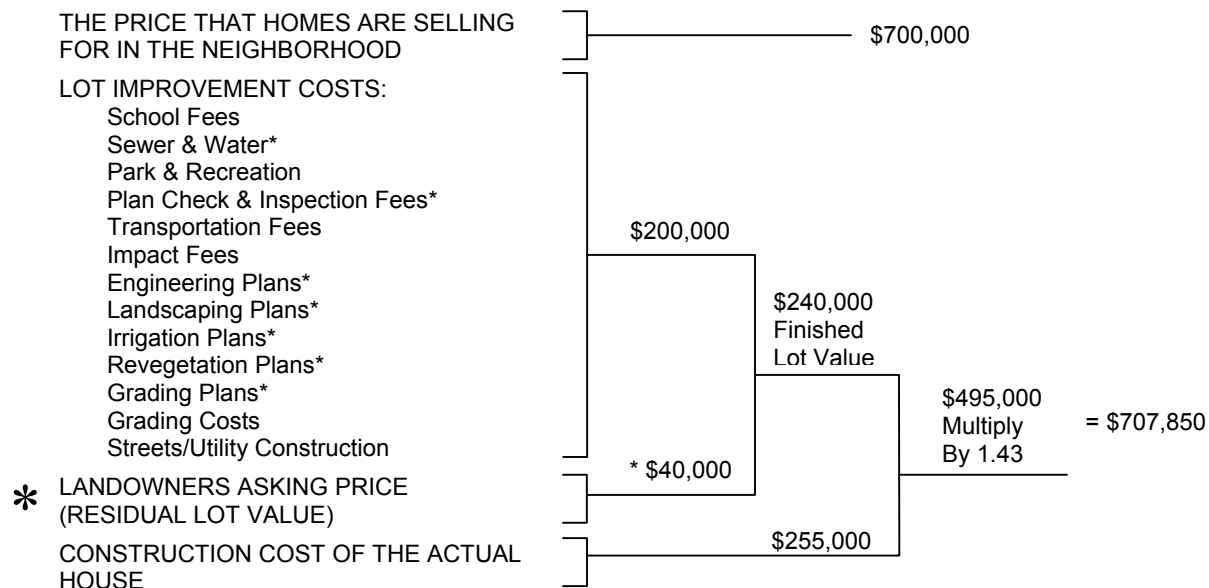
Are not all our protective national trade laws for industries such as steel and farming including paying farmers to fallow land nothing but subsidies!!!

A PDR program does not subsidize developers it simply compensates landowners being downzoned for the supposed benefit of the entire public. compensation by use of federal, state, county and city funding spreads the cost over the greatest number of taxpayers because if all of us benefit, all should share in the cost.

- Shibley stated that there has been discussion over developers getting subsidies and yet within the past two months, the environmentalists have gotten 16,662 acres and spent \$42,700,000 acquiring various land parcels throughout the County with public money (money that was raised by bonds). So we talk about subsidizing developers but that is really not the case.
- The 16,662 acres has been taken out of its own ability to develop and now 16,662 acres are out of circulation for possible development.
- When we eventually get a PDR/TDR plan, would like to see it go into a bank and when lands are purchased as such, the density should go into a bank. When you make a purchase of land on this criteria, you should also take the development rights that go with it.

Portion of Handout:

RESIDUAL LOT VALUES AND THE APPRAISAL PROCESS



Reduce the .43 percent by financing, sales and marketing, models etc & the end result is a profit margin of 3 to 15%

The residual value is determined by comparable sales of existing projects in the area and fluctuations in the improvement costs

The true value to the developer is determined by three documents:

- The appraisal
- The developers proforma
- The developers market study

The profit food chain:

- Builders
- Developers
- Entitlement Companies
- Landowners

- Stated that we need to understand what residual lot value is if we are going to buy TDR units. It is not a \$150,000 benefit that goes to the developer as Gary Piro stated but rather the residual value that goes to the landowner, not the developer. If there is an increase in density on a piece of property, that residual number is going to be an issue; it is going to get reduced. The developer's profit is 43%, which goes to sales and marketing, models, etc. and the end result is a profit margin of 3 to 15%.
- We need to learn that we all need to get along together; there is very little left and the only way we can achieve our community objectives is through the cooperation between both the environmental and development sides.
- This is not a free for all. When Dan Silver gave his presentation, he was not talking about development rights but rather easements and agriculture; those are by-products of buying the development rights. Our focus has to be on the development rights and the best way to do that is to actually do a tentative map application, which would cost about \$15,000. This is not a sign-up, you actually have to do an application. That gives you a baseline for your lot and gets rid of your enrollment plan issue. If you are going to spend \$15,000, you are seriously going to want it. Suggested a two-year "cooling off period"; County gets an application, they have two years to work with the community group and environmental groups to decide whether the applicant is allowed to develop or to buy the units instead as opposed to the two-year increments over a 20-year waiting list, which is being proposed now.
- Shibley also mentioned that we have an obligation to keep people informed.
- Whalen asked if there was an order to reading the handout and where the numbers came from in the "Recent Purchases" handout. Shibley stated the order: Recent Purchases Made for Environmental Reasons, Residual Lot Values, TM Application, Concerns and Questions, and then SOLV's Position. The "Recent Purchases" have been in the newspapers or were pulled from articles on the internet; some were industrial lands, some in Lakeside, and Honey Springs Ranch. All of these were funded and raised by taxpayers through bond issue, so it does not make sense that we cannot find money to support a PDR program. Coombs added that the first item listed is almost certainly Rutherford Ranch.
- Adams stated that it would be interesting to know how much of this acreage had already been set aside as MSCP. Shibley replied that the articles did not direct whether it was.
- Adams asked Shibley if he was proposing that someone downzoned in the general plan, could still submit an application for development. Shibley agreed; the property owner could submit under today's general plan, giving staff an accurate presentation on what the actual density is based upon yield. This also raises the Farm Bureau's concern; e.g. if you had a lot where you are supposed to get four lots in the existing general plan but could really only get three because of RPO, etc. and four lots in the update, there is no compensation because you could get more lots in 2020 than you would have actually yielded in the existing plan.
- Adams asked if the development process moves forward during the two-year period, or is the County just given an opportunity to categorize and prioritize land. Shibley replied that you do not move forward with the development during the two-year period but you own the land. This prevents people from putting themselves on a list, requesting to get paid; as a property owner, you have to actually be serious about what you want to do. We are trying to protect the development of the backcountry and the only development in the backcountry is based on subdivision maps, whether they are parcel or subdivision. During the two-year period, the County gets to go to the planning group, to public environmental agencies, and private agencies for collective involvement in finding a solution.
- Adams was concerned about the process of submitting a plan to quantify the unit yield or unit loss. Shibley replied that that is the whole point; you are buying the land and the development rights with it.

b) Staff – Proposed Equity Mechanisms Framework

- Holler mentioned that staff gave a presentation to the Interest Group regarding some program assumptions for equity mechanisms last October; presenting it again since people had referenced it

at the last meeting. Added one bullet point at the bottom about a trigger point for participation in an equity mechanism program; where densities have been reduced to 1 du/10 ac or less would be eligible and densities above that would not be eligible. Holler covered residual land value but not to the detail Shibley had; the concept of residual land value is important in determining the value of development credits.

Handout:

Equity Mechanism Discussion
Interest Group Meeting
January 20, 2004

The following assumptions could serve as a basis for establishing the framework for Equity Mechanisms:

Program Assumptions

- The General Plan should function independently from PDR or TDR programs
- Equity Mechanisms would be implemented through adoption of a separate ordinance (e.g., Zoning Ordinance, Resource Protection Ordinance)
- Participation in a PDR or TDR program would be voluntary
- Utilize an "enrollment period" to determine initial interest or demand
- County staff would identify and prioritize (with public input) potential areas for purchases of development rights
- PDR priority areas would be similar to pre-approved mitigation lands for MSCP or lands with active agriculture
- "Base Development Yield" should be the actual yield determined by using the current general plan parcel sizes (density), less site constraints and other applicable regulatory codes and ordinances (e.g., zoning ordinance, resource protection ordinance, groundwater ordinance)
- The value of development credits (rights) will vary in different parts of the unincorporated area. An appraisal or development analysis would be required in order to determine the residual land value of a development credit (e.g., residual land value is derived by subtracting all development costs for a lot)
- Entitlement costs should also be subtracted when determining values for purchased or transferred development rights
- Permanent Conservation Easements would be established on lands where development credits had been purchased or transferred
- TDR programs should be limited in both their scale and scope to those areas that have homogeneous characteristics (e.g., Ramona Grasslands)
- Equity mechanisms are limited to areas where density has been reduced to 1du/10 acres or lower

- Adams asked about quantifying entitlement costs. Holler replied that it would have to be done via a development analysis. Thinks the point Shibley was making was that you would have to spend some money to prepare a development analysis just like you would if you were actually proposing a development approach.
- Adams mentioned that one of the hidden costs to development is time and that is going to have to be quantified. The reason it is such a big factor is because landholdings are paid in bonds, so a 30 to 60 day delay translates to hundreds of thousands of dollars to a developer. Scarborough replied that that could be identified and added to this process.
- Shibley stated that he does not think an enrollment period is necessary. Only 2,750 units are built in the unincorporated area per year and asked how many of those units shifted or disappeared completely. The numbers are not going to be that great if you make someone pay to put a map in and do an actual application. The other issue he had was in regards to the bullet on entitlement costs. If processing costs are subtracted from the residual value, it reduces the amount of money you are paying for the PDR, but you can do that based on appraisals from property to property that have already been built and sold without having to go into a huge definitive analysis.
- Messer asked Holler if he envisioned the purchase going down to 1 dwelling unit or to the 2020 development rights. Holler replied that that could still be open at this point in time but had envisioned the 2020 density rather than the 1 dwelling unit that is left. Messer asked what the permanent conservation easement is conserving. With the conservation subdivisions, most of the property is going to have a permanent development easement on it already, the development part,

which is in private lots, will be at the GP2020 density, and you are going to have this remainder parcel. That seems to need to be flushed out a little more. Holler replied that the two things are related. The conservation subdivision dealt with development footprint, not density. This is dealing with the change in density from today to 2020 while the other is dealing with how that is going to happen.

- Larson needed to know why the proposal brought forward by the Farm Bureau did not make sense. In the farm community, the value of the land is bare ground so the property owner's loss in value is the loss of the bare piece of ground. It seems like we are suggesting a lot of math and cost to pretend we are going to develop this piece of property to get a value for it. Holler replied that he did not think there were two different things being said. To determine the bare ground value – to appraise it – you need to look at the development potential. Larson stated that when property changes hands now, at least in the farm community, no one files a map or hires an engineer; there is an appraisal process but you do not go through a mapping process and then deduct all the development costs. Murphy replied that when you are looking at a residual land value—the income approach to value—you are taking the entitlement costs, backing all those out and basically getting the land value. The other approach is a comparable sale analysis; I have property here, down the street I have similar property that sold for so much, then \$1,000 anchor, so it is just a different way of valuing property. Larson responded that he wanted to ensure that we were not creating an artificial barrier, raising some level of investigation that would not have been done.
- Shibley stated that there was nothing in his proposal that prevents farmers from what they historically have done, which is sell their land. Farmers can continue to farm and continue to sell property; none of that changes. That is based on a direct sale comparable. The PDR program is set up for the farmer who wants to retain his land like anybody else (that is why this covers all landowners), continue his farm and take some of that equity out. The only way the farmer can do it is make the application.
- Silver asked what is being purchased in a PDR program. He thinks that a purchase of development rights means removing all future development rights of the land; if the land is vacant that would mean zero development and if the land is being farmed with farm buildings, facilities and a farm house, then that continues but there is no further subdivision development. The purchase of development rights was this conservation easement that would protect existing use but no further development or if vacant, would remove all development. That is different from what we formerly called the PRDE – this notion of what you are purchasing is the lock-in of the 1 du/20 ac (GP2020 density). Thinks the best idea is to keep it simple – PDR means removing all development rights and you simply appraise the property based upon whatever it is in the general plan. Holler replied that when he had originally prepared the handout, that is not what he had in mind; it is certainly an item that has been discussed on a number of occasions but was proposing the lock-in of the GP2020 density.
- Whalen stated that he thinks the group needs to be real clear about what is being proposed – are we saying that development rights are pulled off of each property towards zero or do we have some intrinsic value for open space. Added that he did a little investigation on temporary easements. The Nature Conservancy has a program, which they employed successfully, where the acquiring entity leases a property for a certain many of years, and that use would be fixed as a farm or at a certain level of development. A lease has a term, it has provisions, terminations, it has a lot more flexibility and the County could use all of those tools. Suggested that the open space has value intrinsically in and of itself whether it has development rights on it or not and that the appraisal process that the County uses or approves of also assumes that because it gives a lot more flexibility.
- Coombs mentioned that at the last meeting, Harron had responded with respect to agricultural land – if it is a County goal to preserve agriculture, you are achieving a County goal by purchasing development rights on agricultural land. Concerned about going beyond agricultural land; wonders what we are getting for our money if it is not agricultural land. Asked if you are buying all the development credits or taking it down to the 2020 density. Asked if you are getting a conservation easement of land that has value, open space/biological value, then how are we going to make sure that we get our value and that the value is maintained; this gets into County's enforcement, which she thinks is seriously lacking.
- Messer stated that we have a variety of proposals, which some do not seem to purchase any public benefit. If a parcel used to have 10 units and now has four units as its right and the owner develops

those four units, the land is now encumbered. There is an open space lot for permanent easement, four private lots, and a tiny little parcel that has no development rights now but may in the future, so that is the only thing left in play. Thinks we need to be very explicit about public benefit that we would be purchasing because there is very little in that scenario. What you purchase in a lease is a time window – this person agrees to not develop for x number of years – at that point, the person has the right to develop but only at the 2020 density. Advocating to take the density down, lower than GP2020 zoning; preference is for a conservation easement. Sympathetic to the Farm Bureau's need to borrow against their land; could possibly support a program that has public benefit to preserving agriculture that allows farmers to still have equity in their land but a blanket program where there is very little public benefit, would require a closer look.

- Shibley reiterated that conservation easements are a by-product or condition of buying development rights. Bowlby asked if the purchasing of development rights are off an existing created parcel or the development potential contained in the density designation. Shibley replied that it could be either. Thinks the only practical way to solve Messer's concern is to buy the difference between the old plan and the general plan and purchase the rights under the new plan so it takes it down to one unit. For the farmers who want to take the income out, they always have the option of selling their land to an agricultural easement and leasing it back and continue to farm it or go through the process. Added that a remainder parcel is probably going to be 15 acres out of a 160 acre-parcel and probably on the side of a hillside; it really has no value for the future to be developed.
- Bowlby stated that he was uncomfortable with the idea of paying for a downzone or to lock-in the general plan. Thinks the group has gotten away from the discussions where credits are purchased in conjunction with an upzoned area. Scarborough replied that that would be on a much smaller perspective; the group is still talking about potentially trading but that would be within a subset like the Ramona Grasslands. Bowlby asked if the base development yield would be based on today's yield reduction since yield reduction formulas would not be applied if the conservation subdivision ordinance is adopted. Holler agreed.
- Holler added that a PDR can function to do both things – lock-in development potential at the 2020 level via a permanent conservation easement or be used to purchase additional development credits and buy it down. Thinks the framework that is being built could function in both ways and that there is public benefit to locking a purchase of development credits at 2020 densities in some cases.
- Higgins stated that there could be two or three different types of PDRs based on the eventual use of the property in the future. If you look at agricultural value, a farmer would be looking at more of a higher use rather than someone who would be selling the land for a habitat easement or something that takes away future use so you may have two to three different kinds of PDRs based on future value and use.
- Silver stated that the reason the conservation side is willing to look at equity mechanisms is to get a good map; so they are in this with uncertainty over whether they are going to have a product that is even worth applying an equity mechanism. Hearing around the table that PDR means different things: 1) permanent conservation easement which means one unit in essence, 2) acquisition or fee title, 3) temporary conservation easement – "lease", and 4) lock-in, this idea of a lock-in value where someone is willing to sell their future ability to get a rezone – PRDE. Wants to do everything we can to work with the Farm Bureau and find something that works with them. Agrees that we should be purchasing something of value with public interest. Asked the Farm Bureau if they would find a PDR with those four options acceptable. Larson replied that the Farm Bureau would say the only way you are going to get a good map is if there is an equity mechanism; if there is no equity mechanism, thinks there has to be an assumption that there is no good map. Thinks the equity mechanism comes first. Silver stated that he would prefer the permanent easements but we are trying to create something that works for everybody. If the County designates priority areas, which may be designated periodically, the landowner in the priority area will have the option of participating in one of the four ways.
- Chase asked how you define priority areas – is it agriculture or are there other important areas outside of that. Also addressed the issue of development analysis. Questioned what the public role and public benefit is in this because the public benefit on a conservation easement is easier to see than it is on a remainder parcel.

- Scarborough addressed the concerns/key issues around the table: what are we buying – have potential proposal for four different possibilities; is prioritization legit – if you are in the prioritized area, how often is that identified and updated; evaluation process – is it onerous or is it appropriate and what is the attached benefit; and something the group has not discussed but thinks is going to be key—the triggering effect—which indicates who would potentially have access to this program. Does not think anyone has an issue with it being voluntary or that it is strictly identified in the Zoning Ordinance. Knows that there is one perspective stating that the enrollment period is not legit. Looking for proposals for recommendations and/or modifications to this framework.
- Messer stated that she has concerns with paying for lost units but not restricting beyond the GP2020 development rights, e.g. where a farmer is paid for his lost units and then develops to 2020 density when he is no longer a farmer. If our public benefit is to preserve agriculture then there needs to be some kind of guarantee of ongoing agriculture. This is an extreme proposal that has been on the table previously and wanted to make it explicit that she has strong difficulties with this option.
- Pryde addressed the concept of the remainder parcel. Believes that it is developable and that it can greatly complicate the TDR process. It is going to complicate the value for the land because it is ultimately going to be a developable parcel. Pryde believes that you still have the same problem where you have to buy the parcel in a PDR program.
- Whalen mentioned the big picture of public benefit in this process. The Board of Supervisors directed staff to look at equity because GP2020 itself is a public benefit that is going to be achieved as a result of an equity mechanism regardless of whether you are a farmer, small property owner, or rancher. Stated that the December 2002 map is more likely to occur if an equity mechanism is adopted. The other thing that is going on with 2020 that would never have happened is the Rural Lands Initiative. The County is using its land use power to “soften the blow” of GP2020 by allowing for the open space subdivision. Added that the remainder parcel has no development rights on it; it is worth something if you buy into the presumption or assumption that open space is worth something per se, then that could be put into whatever agreement is put together for an equity deal. If there is agreement that GP2020 is better than the present, that is the public benefit and that is why we need to pursue the equity mechanism.
- Larson stated that downzoning is still a philosophical problem that many are struggling with. The Farm Bureau has told the group what they need and how to get there; the Farm Bureau thinks equity mechanisms are more important than a map. Stated that he cannot respond to Silver’s four options today. Reserving a chunk of land will not preserve farming but rather preserve the potential to farm. The only way you can preserve farming is if a farmer is there and if he has the equity and the financial wherewithal to have that farm operate. Added that staff is suggesting that equity mechanisms be available to people with 10-acre or lower density but 70% of farmers in this county are 10 acres or smaller. If you want to preserve farms in San Diego County, you need 10- and 20-acre parcels otherwise you are not going to preserve it. Farms are getting smaller, not larger, and as soon as you decide you want the farms to get larger, then you are tinkering with a free enterprise system and most importantly agriculture out there. Not following the thought process of having to go to zero from 40- and 20-acre parcels; if it goes to zero, the map is wrong. Asked staff what would happen to the planning process if we start taking these properties down to zero since this map is to represent the balance between infrastructure and housing; what will the traffic models look like and what other things are going to happen. The Farm Bureau does not care about going down to zero as long as the payments are there. Holler responded that staff has not proposed to go down to zero in any of the designations. The concept of going to zero is not what he had in mind when putting this together. The program would work to do both; it is just a matter of how far down you want to buy. Harron added that we are not paying for downzoning, we are not paying for zoning period; what we are doing is acquiring the property interest. We already have the right to zone. What we are paying for is either a fee title or an easement.
- Shibley reiterated that this should not be geared to just farmers. Mentioned that he would like to get rid of the last bullet, the ten-acres does not belong there. Stated that the public benefit is that when you purchase this development right, you get to shift the densities and that is the benefit of making a cohesive plan under the smart growth principles.
- Bowlby asked whether people could go back to the old general plan and build, or do they have to do an amendment, if the money is not raised to pay for the general plan. Holler replied that if 2020

is adopted, they would have to meet the densities on the map. Bowlby clarified that the money to lock-in the 2020 density is to ward off potential general plan amendments. Asked why the money is not being used to buy conservation easements to buy the development potential off the land that exists after GP2020. Thinks that is the best interest for that money if it is public money for public benefit. Since farming is an important component in our economy, the general plan and the public should be able to put farming designations that will protect that resource. PDRs should purchase development potential that exists after the general plan is adopted.

- Coombs stated that we are treating equity mechanisms as equity for those downzoned but to be truly equitable, those who receive increased value from the general plan update should also be part of the program. Concerned that the TDR process is too limited. Asked Harron about the value received through the December map, as Whalen posed, vs. the value received through fee title or easements and how a general plan map meets that criteria. Harron replied that you would be acquiring property ownerships that are consistent with the new general plan, so the two are not mutually exclusive. What you are doing through the general plan is zoning, using police power, and what you are doing through the TDR program is acquiring the property. The most powerful way to make sure it is permanent is through property ownership.
- Coombs stated that the bond issue has to be written in such a way that will show the public is going to get a well defined, real or perceived benefit and that we are not paying for downzones.
- Silver agreed with Coombs regarding flexibility in the TDR program, that it should not necessarily have to be homogeneous areas, limited to Ramona Grasslands type areas; thinks the bullet can be eliminated. Thinks it makes sense to have that cut-off of 1 du/10 ac since we are going to need a way to narrow the pool of those eligible in order to make this a workable program; if you are at 1 du/ac or 1 du/2 ac, there is a lot of value in the property that the owner will not need to be a part of this program, whether they are a farmer or not. In regards to the geographic priority, Silver added that he thinks it is necessary to limit the scope; may want to focus on certain agricultural areas like Pauma Valley or habitat areas.
- Messer asked how we value what the County is purchasing. Asked if you are purchasing a lock-in at 1 du/20 ac if a parcel went from 1 du/4 ac to 1 du/20 ac. Harron replied that there is a metaphor used in cases that deal with property rights – a bundle of sticks. You have a lot of rights to your property and we are talking about purchasing some of those sticks. Each one has a value, the lesser the interest the lesser the value. So it is the value of those sticks that we are taking away from the property owner.
- Bowlby asked if the County has the right to rezone the land, what is the public benefit to purchasing a conservation easement that locks in development potential rather than spending money so that no future development could take place. Harron replied that you are getting permanence. The County can downzone today and upzone next month but by purchasing it and putting it in permanent, limited uses, you have more protection against that property ever developing in the future. Scarborough added that there could potentially be a benefit to locking in development potential at the 20-acres since the Board has the ability to change the zoning.

Agenda Item III: Status & Next Steps –

- The Farm Bureau announced that they will be unavailable to attend the February meeting. Scarborough stated the February meeting will remain on the calendar with an agenda to be determined.
- Coombs asked for an up-to-date analysis of legislative issues addressed if traffic runs are unavailable.

Agenda Item IV: Public Comment –

- Lynne Baker: There are a lot of uses in these rural lands that are going to occur and we need to be realistic about whether it is tourism or agriculture, etc. For a purchase of an easement to be truly permanent, it needs to go to a non-profit; someone needs to hold another “stick” besides just the County. On the issue of temporary vs. permanent easements, pointed out that a temporary tool is the Williamson Act or easements through private organizations. Most support from environmentalists for

this type of program comes from permanence. Added that a lot of us should get together to look at redevelopment and send a letter to the County.

- Lynn Harris Hicks: Thinking about a vast number of people and uses; wants everyone to keep in mind the small ranch person, people who have 2- and 4-acres growing avocados. Hopes there is some flexibility so these people can fit into the plan.
- Brad Gephart: Stated that if you do not buy the development rights, the owner still has the right to annex to other communities so if you want to permanently set aside development rights, you have to buy them.
- Coombs made an announcement – a two-day conference called “Spirit of the Land” being held on February 13 and 14 at SDSU.